

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services	(2) MEETING DATE 5/19/2015	(3) CONTACT/PHONE Machelle Vieux, (805) 781-5200	
(4) SUBJECT Request to waive Section 4.1.6, Service Contract Change Order Limits, of the County Contracting for Services Policy on contracts with CCGC, Inc., dba Earth Systems Pacific, and AECOM Technical Services, Inc., and delegate authority to the Director of General Services to approve change order expenditures exceeding the limit established by Board policy up to the amount of \$225,000 for the Women's Jail Expansion project. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Waive Contracting for Services Policy Section 4.1.6 for the Consultant Services Contracts for testing and inspection with CCGC, Inc., dba Earth Systems Pacific, and design, engineering and related services with AECOM Technical Services, Inc., and 2. Delegate authority to the Director of General Services to authorize change orders to the Consultant Services Contracts for testing and inspection with CCGC, Inc., dba Earth Systems Pacific with expenditures up to the amount of \$200,000; and design, engineering and related services with AECOM Technical Services, Inc. with expenditures up to the amount of \$25,000, being within the authorized project budget for professional services contingency for the Women's Jail Expansion project. 			
(6) FUNDING SOURCE(S) State lease revenue bonds \$25.1 M, County Funds \$15.6 M: Detention Facility Reserve \$7.0 M Facility Planning Reserve \$3.5 M Criminal Justice Facility Construction Fund \$4.4 M General Fund \$0.7 M	(7) CURRENT YEAR FINANCIAL IMPACT Budgeted in approved project budget	(8) ANNUAL FINANCIAL IMPACT NA	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) NA		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: NA <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 7/18/2006; (See Attachment A)	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 2			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services / Machelie Vieux
(805) 781-5200

DATE: 5/19/2015

SUBJECT: Request to waive Section 4.1.6, Service Contract Change Order Limits, of the County Contracting for Services Policy on contracts with CCGC, Inc., dba Earth Systems Pacific, and AECOM Technical Services, Inc., and delegate authority to the Director of General Services to approve change order expenditures exceeding the limit established by Board policy up to the amount of \$225,000 for the Women's Jail Expansion project. District 2.

RECOMMENDATION

It is recommended that the Board:

1. Waive Contracting for Services Policy Section 4.1.6 for the Consultant Services Contracts for testing and inspection with CCGC, Inc., dba Earth Systems Pacific, and design, engineering and related services with AECOM Technical Services, Inc., and
2. Delegate authority to the Director of General Services to authorize change orders to the Consultant Services Contracts for testing and inspection with CCGC, Inc., dba Earth Systems Pacific with expenditures up to the amount of \$200,000; and design, engineering and related services with AECOM Technical Services, Inc. with expenditures up to the amount of \$25,000, being within the authorized project budget for professional services contingency for the Women's Jail Expansion project.

DISCUSSION

Background

The Women's Jail Expansion project will construct a 36,000 square foot addition to provide housing space for 198 female inmates and property storage area, and an additional 8,000 square foot building for medical, dental, and mental health services and other support programs for the entire jail population. The project includes upgrading the existing jail's security electronic system to a state of the art security system.

In December 2013, the Board awarded a construction contract to Roebbelen Contracting, Inc. and a notice to proceed was issued February 24, 2014.

The project has been under construction for 14 months and is approximately 44% complete overall. The property storage area is nearly complete. Construction activities include concrete masonry units (CMU) construction, new concrete slab, HVAC, structural steel, roofing, security mesh and detention doors, windows and hardware. The Women's Housing Unit has completed construction of the caisson and grade beam foundation, housing slab, and concrete block work. Structural

steel, steel decking, detention metal walls (cell walls), and utilities work is on-going. Construction is on time and within budget, with completion expected in the Fall of 2016.

Contracting for Services Policy

The Contracting for Services policy, Section 4.1.6, limits change orders to an aggregate of \$25,000 or 25% of the original consulting contract, whichever is higher. Exceeding this threshold requires Board approval. Two of the awarded contracts for consulting services have reached the limits established under existing policy for change order limits and require Board approval. The Board approved budget for the Women's Jail Expansion project included an amount for contingency for consulting contracts. The cumulative total amount budgeted for consultant contract contingency is \$548,960.

Staff is requesting the Board waive Section 4.1.6 of the Contracting for Services policy for the Consultant Services Contracts for 1) testing and inspection with CCGC, Inc., dba Earth Systems Pacific, and 2) design, engineering and related services with AECOM Technical Services, Inc., and delegate authority to the Director of General Services authorizing expenditures up to the amount of \$225,000, said expenditures being within the Board approved project budget for professional services contingency.

Design, Engineering and Related Services Contract for Services, AECOM Technical Services, Inc.

AECOM Technical Services, Inc. was selected and awarded a contract for design, engineering and related services in July 2006 for \$1,290,000. There have been numerous additions to the initial scope and fees over the past 9 years, all within Board approved limits. When the project was awarded, Bid Alternate 1, the Intake Release Center (IRC), was not awarded because the amount exceeded the project budget. During construction, it was discovered that additional design was required to bridge the current drawings with the existing conditions without the IRC addition. There is a need to increase the scope of AECOM's current contract to include design and engineering services not included in the original contract. The cost for the additional scope exceeds the threshold limit for change orders under the Contracting for Services policy, Section 4.1.6, of an aggregate amount of 25% of the original consulting contract, but is within the project budget for contingency.

Testing and Inspection Contract for Services, CCGC, Inc. dba Earth Systems Pacific

Earth Systems Pacific was selected and awarded a contract for testing and inspection services in December 2013 for \$239,732. There has been one change to their current contract within the change order limits of the Contracting for Services Policy. An additional change in the amount of \$200,000 would exceed the threshold limit for change orders under the Contracting for Services policy, Section 4.1.6 but is within the Board approved project consultant contingency budget.

Currently, Earth Systems Pacific's contract is nearly expended. Inspection and testing are critical activities required by the California Building Code and are significant means for the County to insure quality control and adherence to the Contract Documents. A delay in these critical activities would result in the County being responsible for project delays and significant extended project costs.

The project has experienced schedule delays in the construction of the concrete caissons—a significant part of the foundation system for the new facility—which has been the main source of the additional costs for inspection services. These delays were caused by both an inaccurate estimate of the number of caissons that could be completed in a day, i.e., six scheduled vs two completed, and means and methods, i.e., the number of caisson drill rigs able to operate at one time due to site constraints. This has tripled the on-site time required for inspection. Another task that experienced longer inspection periods than anticipated was caused by increasing the number of concrete slab pours from two to five at the housing unit.

Waiving of Contracting for Services Policy Section 4.1.6 and delegation of authority to the Director of General Services to authorize changes to the Earth Systems Pacific contract up to an amount of \$200,000 will allow the Women's Jail Expansion project to move forward without delay and within the established schedule and approved budget.

OTHER AGENCY INVOLVEMENT/IMPACT

An Executive Steering Committee has been established for this project, with participants from the Sheriff's Office, Auditor-Controller-Treasurer-Tax Collector, County Administrative Office, County Counsel, and General Services. The committee is actively involved in conducting project oversight.

The California Board of State and Community Corrections, California Department of Corrections and Rehabilitation and the California Department of Finance have been involved from grant award and continue to be an integral part of the funding process.

County Counsel is providing legal guidance on all aspects of the Women's Jail Expansion project and has reviewed the construction services contract and consultant services contracts for form and legal effect.

FINANCIAL CONSIDERATIONS

The requested action requires no additional funding. The proposed change orders for consulting services contracts will be funded by the established Women's Jail Expansion non-construction project contingency budget. This is an administrative request to authorize a waiver of change order limits established in the Contracting for Services Policy, Section 4.1.6, specifically for the Women's Jail Expansion project.

RESULTS

Approval of the requested action will allow timely processing of change orders on consultant contracts within the Board approved project budget and enable the project to proceed without delay. The Women's Jail Expansion project will increase the capacity of the Women's Jail by 198 beds, alleviate overcrowding conditions and provide capacity for the future. It will also provide improved medical facilities for both male and female inmates and additional space for rehabilitation programs such as counseling and education. Replacement of the electronic security system is essential to the secure operation of the entire of jail. State funding will provide \$25.1 million and would offset approximately 75% of the cost for the housing unit, medical facility and security system associated with those units. The facility improvements will contribute to a safer community.

ATTACHMENTS

1. WJE Vicinity Map
2. Chronology of Board Actions